



## RESOLUTION

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AUTHORIZING ACCEPTANCE OF THE DEDICATION AND TRANSFER OF VARIOUS PARCELS AND REMNANT ROADWAYS FROM THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY IN THE KAKAAKO COMMUNITY DEVELOPMENT DISTRICT TO THE CITY AND COUNTY OF HONOLULU.

WHEREAS, Section 13-113 of the Revised Charter of the City and County of Honolulu 1973 (2017 Edition) provides that "[t]he council, on behalf of the city, may accept gifts . . . of real estate or any interest in real estate"; and

WHEREAS, at the May 2, 2018, meeting of the Board of the Hawaii Community Development Authority ("HCDA") the Board authorized the transfer in fee simple of certain parcels of land and certain road remnants in the Kakaako Community Development District to the City and County of Honolulu ("City"), as reflected in Exhibit A, attached hereto; and

WHEREAS, the parcels of land include the following, which are more particularly described in Exhibit B, attached hereto: Kakaako Waterfront Park, Kakaako Gateway Mauka Park, Kakaako Gateway Makai Park and Kelikoi Parking Lot, and Kewalo Basin Park and Parking Lot (collectively, the "*Makai Park Parcels*"); and

WHEREAS, the parcels of land also include certain remnant roadway parcels *makai* of Ala Moana Boulevard (collectively, the "*Makai Roadway Parcels*"), generally described as follows:

Ohe Street between Ilalo Street and Olomehani Street, having approximately 19,000 square feet; Olomehani Street between the Waterfront Park parking lot entrance and Ahui Street, having approximately 12,000 square feet; Ahui Street between Ilalo Street and Point Panic, having approximately 30,000 square feet; and Ilalo Street medians between Ala Moana Boulevard and Forrest Avenue; and

WHEREAS, the parcels of land also include the following, which are more particularly described in Exhibit C, attached hereto: Mother Waldron Park, including Lana Lane (collectively, the "*Mauka Park Parcels*"); and

WHEREAS, the parcels of land include certain remnant roadway parcels *mauka* of Ala Moana Boulevard, which are described in Exhibit D, attached hereto (collectively, the "*Mauka Roadway Parcels*"); and



## RESOLUTION

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WHEREAS, the City Council ("Council"), by Resolution 18-91, urged the City Administration to negotiate and discuss with HCDA the transfer to the City of the Children's Discovery Center property, which is a parcel of land situated within the *Makai* Park Parcels, such parcel being described as Tax Map Key ("TMK") No. 1-2-1-060-017, with a street address of 111 Ohe Street, Honolulu, Hawaii, and having approximately 1.2 acres; and

WHEREAS, the *Makai* Park Parcels, the *Makai* Roadway Parcels, the *Mauka* Park Parcels and the *Mauka* Roadway Parcels are herein sometimes collectively called the "HCDA Lands"; and,

WHEREAS, the Council has concerns with any duties or obligations the City may incur with respect to any recurring costs related to the operation and maintenance of the park properties and roadway remnants, and any existing terms and conditions, or covenants that may run with the properties, which may place additional burdens upon the City; and

WHEREAS, in light of the Council's concerns, the HCDA is requested to provide a report on the expenses and revenues related to the operations and maintenance of the HCDA Lands, and on any existing terms and conditions, or covenants that run with the HCDA Lands that may place duties or obligations upon the City; and

WHEREAS, the Department of Parks and Recreation is requested to review all existing State rules applicable to the HCDA Lands, including but not limited to HCDA's rules or other long-standing State rules, compare them against the City's park rules, and provide a report on which HCDA rules the Department of Parks and Recreation would consider continuing; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that the Council hereby authorizes the Mayor, through the Department of Parks and Recreation, as to the *Makai* Park Parcels and the *Mauka* Park Parcels, and the Department of Facility Maintenance and the Department of Land Management, as to the *Makai* Roadway Parcels and the *Mauka* Roadway Parcels, to accept the dedication and transfer of all or a portion of the HCDA Lands from HCDA, upon such terms, covenants and conditions as are acceptable to the Department of Parks and Recreation, the Department of Facility Maintenance, and the Department of Land Management including, without limitation (1) accepting the transfer of the *Makai* Park Parcels and the *Makai* Roadway Parcels before accepting the transfer of the *Mauka* Park Parcels and the *Mauka* Roadway Parcels, and (2) requiring the HCDA to keep in place service contracts acceptable to the Department of Parks and Recreation, the Department of Facility Maintenance, and the Department of Land Management until the respective date(s) of closing; and



**CITY COUNCIL**  
CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

No. 18-149, CD1

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**RESOLUTION**

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BE IT FURTHER RESOLVED that the Mayor, the Director of Parks and Recreation, the Director of Facility Maintenance, or the Director of Land Management is hereby authorized to negotiate and execute the terms of such transfers; to prepare and finalize all deeds, dedications, and transfer documentation; and to take all such other actions as are necessary or desirable to complete the transfer of the HCDA Lands; and

BE IT FURTHER RESOLVED that the HCDA is requested to provide the Council with a report not later than December 31, 2018, on the expenses and revenues related to the operations and maintenance of the HCDA Lands, and on any existing terms and conditions, or covenants that run with the HCDA Lands that may place duties or obligations upon the City; and

BE IT FURTHER RESOLVED that the Department of Parks and Recreation is requested to provide the Council with a report not later than December 31, 2018, on the existing State rules that are applicable to the HCDA Lands, and which State rules the department would recommend to continue to apply to the HCDA Lands after title in the subject lands has been transferred to the City; and



**CITY COUNCIL**  
CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

No. 18-149, CD1

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**RESOLUTION**

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BE IT FINALLY RESOLVED that copies of this Resolution be transmitted to the Office of the Governor, the Hawaii Community Development Authority and its Board, the Mayor, the Department of Parks and Recreation, the Department of Facility Maintenance, and the Department of Land Management.

INTRODUCED BY:

Ernest Martin (br)

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\_\_\_\_\_  
\_\_\_\_\_

DATE OF INTRODUCTION:

July 5, 2018  
Honolulu, Hawaii

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\_\_\_\_\_  
\_\_\_\_\_

Councilmembers

## **Exhibit A**

### **HCDA Authorization of Kakaako Lands Transfer**

EXHIBIT A



HAWAII COMMUNITY  
DEVELOPMENT AUTHORITY



David Y. Ige  
Governor

John Whalen  
Chairperson

Garett Kamemoto  
Interim Executive Director

547 Queen Street  
Honolulu, Hawaii  
96813

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June 18, 2018

RECEIVED  
CORPORATION COUNSEL  
C AND C OF HONOLULU

'18 JUN 21 A9:30

The Honorable Kirk Caldwell  
Office of the Mayor  
City and County of Honolulu  
530 South King Street, Room 300  
Honolulu, Hawaii 96813

Dear Mayor Caldwell,

Re: HCDA Authorization of Kakaako Lands Transfer

At the May 2, 2018 meeting of the Hawaii Community Development Authority (HCDA), the Authority authorized the land transfer of various HCDA park parcels, remnant roads, and the Children's Discovery Center in the Kakaako Community Development District to the City and County of Honolulu. Minutes to this board meeting and the accompanying staff report are attached hereto as Exhibits A and B, respectively.

The Authority understands that while this is an authorization for the lands transfer, it does not obligate the City and County of Honolulu to accept all parcels listed. The Authority intended for its approval to include the complete list of all properties contemplated for future transfer to the City and County of Honolulu. The Authority also understands that such a transfer may take place in phases over a period of time.

The list of HCDA-owned parcels authorized to be transferred to the City and County of Honolulu is summarized below. Full descriptions of each parcel, along with encumbrances and maps are attached as part of Exhibit B – Staff Report.

**KAKAAKO MAKAI LAND TRANSFER PARCELS**

**1. Kakaako Waterfront Park**

**a. Park and Parking Lot**

- i. TMK 1-2-1-060-008 and 1-2-1-060-029 (por.)

**b. Maintenance Shed**

- i. TMK: 1-2-1-060-008 (por.)

**c. Ohe St. Parking Lot**

- i. TMK: TMK: 1-2-1-060-030 (por.)

**d. Look Lab Lot**

- i. TMK: 1-2-1-060-029 (por.)

**e. Wastewater Lot**

- i. TMK: 1-2-1-060-029 (por.)

**KAKAAKO MAKAI LAND TRANSFER PARCELS**

**Kakaako Waterfront Park (Continued)**

- f. Koula Stub**
  - i. TMK: 1-2-1-060-029 (por.)
- g. Point Panic Parking Lot**
  - i. TMK: 1-2-1-060-029 (por.)
- h. Olomehani St. Parking Lot (Near Children's Discovery Center)**
  - i. TMK: 1-2-1-060-25

**2. Kakaako Gateway Parks**

- a. Gateway Mauka Park**
  - i. TMK: 1-2-1-059-026, 1-2-1-059-025, 1-2-1-059-024, 1-2-1-059-023
- b. Gateway Makai Park and Kelikoi Parking Lot**
  - i. TMK 1-2-1-060-007 (por.)

**3. Kewalo Basin Park**

- a. Park and Parking Lot**
  - i. TMK: 1-2-1-058-137
- b. Net Shed**
  - i. TMK: 1-2-1-058-136

**4. Kakaako Makai Roads**

- a. Ohe Street**
  - i. Between Ilalo St. and Olomehani St.
- b. Olomehani Street**
  - i. Between Waterfront Park parking lot entrance and Ahui St.
- c. Ahul Street**
  - i. Between Ilalo St. and Point Panic
- d. Ilalo Street medians (City already owns, but HCDA maintains)**
  - i. Between Ala Moana Blvd. and Forrest Ave.

**5. Children's Discovery Center Parcel**

- TMK: 1-2-1-060-017

**KAKAAKO MAUKA LAND TRANSFER PARCELS**

**6. Mother Waldron Park**

**a. Portion of Park (includes Lana Lane)**

i. TMK:1-2-1-051-003

**b. Cooke Street extension remnant**

i. TMK: 1-2-1-051-019

**7. Road Remnants**

2-1-29: 06 Portion of South & Pohukaina Streets  
2-1-29: 07 Portion of South Street  
2-1-30: 46 Portions of South & Halekauwila Streets  
2-1-30: 47 Portion of Pohukaina Street  
2-1-30: 48 Portion of South Street  
2-1-30: 49 Portions of South & Pohukaina Streets  
2-1-31: 37 Portion of Halekauwila Street  
2-1-31: 38 Portion of South Street  
2-1-32: 25 Portions of Queen and South Streets  
2-1-47: 09 Portion of South Street  
2-1-48: 20 Portions of Cooke & Kawaiahao Streets  
2-1-48: 21 Portion of South Street  
2-1-49: 51 Corner of Cooke & Kawaiahao Streets  
2-1-49: 81 Portion of Queen Street  
2-1-49: 83 Corner of Cooke St. & Kapiolani Boulevard  
2-1-50: 66 Corner of Cooke & Ilaniwai Streets  
2-1-50: 67 (Portion) Portion of Halekauwila Street  
2-1-50: 69 Portion of Cooke Street  
2-1-50: Portion of Cooke & Queen Streets Corner of Cooke & Queen Street  
2-1-51: 03 (Portion) Portion of Cooke & Pohukaina Streets  
2-1-51: 14 (Portion) Portion of Cooke Street  
2-1-51: 19 (Portion) Portions of Halekauwila & Cooke Streets  
2-1-51: 34 Portion of Coral Street  
2-1-51: 36 Portion of Cooke Street  
2-1-51: 37 Portion of Cooke Street  
2-1-51: 40 Portion of Pohukaina Street  
2-1-51: Portion of Lana Lane Portion of Pohukaina Street  
2-1-51: Portion of Lana Lane & Halekauwila St. Portions of Halekauwila St. & Lana Lane.  
2-1-52: 22 (Portion) Portion of Halekauwila Street  
2-1-52: 55 Portion of Cooke Street  
2-1-53: 31 Portion of Cooke Street  
2-1-54: 34 Portion of South & Auahi Streets  
2-1-54: 35 Portion of South & Pohukaina Streets



- 2-1-54: 36 Portion of Cooke Street
- 2-1-55: 39 Portion of South & Auahi Streets
- 2-1-55: 40 Portion of Cooke Street
- 2-1-56: 12 Portion of Cooke Street
- 2-1-58: Portion of Ahui Street Portion of Ahui Street
- 2-1-60: 4 (Portion.), 6 (Portion), and Portion of Ahui Street Portions of Ohe,  
Olomehani, & Ahui Streets
- 2-3-03: 103 Portion of Kamakee Street
- 2-3-03: 87 Portion of Queen Street [3]
- 2-3-04: 29 (Portion) Portion of Kamakee & Queen Streets
- 2-3-04: 74 Portion of Kamakee Street
- 2-3-04: 80 (Portion) Portion of Waimanu Street
- 2-3-04: 80 (Portion), 2-3-06: 14 (Portion) Portion of Queen Street
- 2-3-04: Portion of Kamakee Street Portion of Kamakee Street
- 2-3-04: Portion of Kamakee Street Portion of Kamakee Street
- 2-3-04: Portion of Kamakee Street Portion of Kamakee Street
- 2-3-04: Portion of Kawaiahao Street Portion of Kawaiahao Street
- 2-3-06: 16 Portion of Waimanu Street
- 2-3-06: 14 (Portion) Portion of Waimanu Street
- 2-3-06: 15 (Portion) Portion of Waimanu Street
- 2-3-07: Portion of Waimanu & Pensacola Streets Corner of Waimanu & Pensacola  
Streets

Please contact me if you have any questions regarding the above at (808) 594-0300.

Sincerely,



Garrett Kamemoto  
Interim Executive Director

Exhibit A – Meetings Minutes of the May 2, 2018 Kakaako Board Meeting  
Exhibit B – May 2, 2018 Staff Report for the Land Transfer Action Item

Minutes of a Regular Meeting  
of the Members of the  
Hawaii Community Development Authority  
State of Hawaii

Wednesday, May 2, 2018

**KAKAAKO BUSINESS**

**I. CALL TO ORDER/ROLL CALL**

A regular business meeting of the Kakaako Members of the Hawaii Community Development Authority ("Authority" or "HCDA"), a body corporate and a public instrumentality of the State of Hawaii, was called to order by Chair Whalen at 9:07 AM, May 2, 2018 at Authority's principal offices at 547 Queen Street in Honolulu, Hawaii, 96813, pursuant to Article IV, Section 1 of the Authority's Bylaws.

**Members Present:** 1. Beau Bassett  
2. Mary Pat Waterhouse  
3. Wei Fang  
4. Jason Okuhama  
5. Mark Anderson (B&F Ex-officio)  
6. David Rodriguez (DOT Ex-officio)  
7. John Whalen

**Members Absent** Phillip Hasha  
William Oh  
Kathy Sokugawa (DPP non-voting)

**Others Present:** Garrett Kamemoto, Interim Executive Director  
Deepak Neupane, Kakaako Planning and Development Director  
Lindsey Doi, Asset Manager  
Francine Murray, HCDA Program Specialist  
Tommilyn Soares, Secretary  
Lori Sunakoda, Deputy Attorney General  
Max Levins, Deputy Attorney General

**II. APPROVAL OF MINUTES**

The minutes for the March 7 and April 4, 2018 Kakaako meetings were approved as presented.

**III. INFORMATION AND DISCUSSION**

**Affordable Rental Housing Task Force Report**

Chair Whalen stated that a report will be presented at the June 2018 meeting and reminded board members that this task force was formed to address some of the challenges facing the Affordable Rental Housing Market and include Members Fang, Whalen, Hasha and Okuhama.

**IV. ACTION ITEMS**

**Shall the Authority Authorize the Land Transfer of Various HCDA Park Parcels, Remnant Roads, and the Children's Discovery Center in the Kakaako Community Development District to the City and County of Honolulu?**

*The Authority anticipates convening an executive meeting pursuant to HRS § 92-5 (a)(4), to consult with the Board's attorneys on questions and issues pertaining to the Board's powers duties, privileges, immunities and liabilities relating to the above item*

Ms. Lindsey Doi presented the staff report provided in the board packet and explained that HCDA is interested in transferring its park assets and remnant roads throughout Kakaako to the City and County of Honolulu so that they will be more efficiently managed and maintained by the City's existing departments. The City is agreeable to the transfer provided the HCDA continue to fund all park maintenance services until the end of fiscal year 2019 while HCDA assists in this transition. Ms. Doi referred to the Exhibits in the board packet that include a summary of the transfer and the map parcels that will be transferred.

Member Waterhouse asked that staff confirm the Kakaako Parks will remain zoned as parks.

Mr. Garrett Kamemoto responded and stated that under the Parks current zoning rules, any change to the zoning, development permits or other requests will still require HCDA board approval.

Member Bassett asked what will the status of the Mauka and Makai Masterplans be if the parks transfer to the City?

Ross Sasamura, Director and Chief Engineer of the City and County of Honolulu's Facilities and Maintenance Department expressed his appreciation to the board for the opportunity to transfer the Kakaako park and remnant road parcels so the City may maintain the parks. He stated the City and County will respect the authority that the HCDA board and the HCDA has over zoning and the controls that it retains regarding land use; however, as far as specific questions regarding plans for specific parcels or

park plans the City will definitely review the Masterplan that HCDA has finalized but that if there are any changes that need to be made in contrast to the way the City maintains its park it will certainly make some amendments, however the City does understand that HCDA has conducted extensive work on the Masterplan and will take that into consideration if changes are required.

Member Fang stated that the process for the HCDA Masterplan included a lot of the community's wishes and desires for Kakaako and suggests the City review the Masterplan and also gather community input before any necessary changes are made.

Mr. Sasamura reassured Member Fang that the City and County of Honolulu does have a similar process with community input that any other government entity has regarding community input and notices requirements.

Chair Whalen noted one of the issues that have been a concern is whether the parking will remain free for park users.

Mr. Sasamura explained that the City had already reported to the media that the City does not intend to install parking meters at this time.

Member Bassett asked if the City's Enterprise Services will manage the Children's Discovery Center parcel?

Mr. Sasamura explained that he is unsure how the Department of Enterprise Services is included in discussions; however, the Department of Parks and Recreation will take the lead in managing these park parcels.

Member Waterhouse asked if the City has any plans regarding the Maintenance Shed. Mr. Sasamura responded that the City does not intend to alter any existing leases.

There were no comments or questions from board members.

#### **Public Testimony**

Chair Whalen noted the written public testimonies that were received in support

Member Bassett motioned for the board to enter executive session

Member Okuhama seconded.

Chair Whalen conducted a voice vote, all members unanimously approved.

Deputy Attorney General Lori Sunakoda and Max Levins, HCDA staff Garrett Kamemoto, Lindsey Doi Leaverton and Tommilyn Soares joined the board in executive session.

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Pursuant to Section 92-5 (a) (2), Hawaii Revised Statutes, the Authority convened in Executive Session at 9:54 AM

\*\*\*\*\*

Board Members met in an executive meeting from 9:54 AM – 10:18 AM.

Chair Whalen reconvened the meeting at 10:18 AM

#### MOTION

Member Anderson motioned for the board to authorize the land transfer of various HCDA park parcels, remnant roads, and the Children's Discovery Center in the Kakaako Community Development District, as described in the HCDA staff report, to the City and County of Honolulu.

Member Okuhama seconded.

Member Waterhouse stated she would vote in favor because this transfer would be a benefit for the public; however, she does have some concerns.

Ms. Doi conducted the roll call vote. Motion passed with 7 yes votes and two excused.

#### IV. INTERIM EXECUTIVE DIRECTOR REPORT

Monthly and Status report on the following:

- a. Approved permit applications that did not require HRS § 206E-5.6 public hearings.

Garrett Kamemoto referred to the report provided in the board packet.

There were no further comments or questions and no public testimony.

#### V. ADJOURNMENT

Chairperson Whalen adjourned the regular meeting at 10:26 AM

Approved and Submitted by,

/s/

John P. Whalen, Chairperson

JUN 06 2018

Date Approved by HCDA Board

STATE OF HAWAII  
HAWAII COMMUNITY DEVELOPMENT AUTHORITY  
KAKAAKO  
Honolulu, Hawaii 96813

May 2, 2018

Chairperson and Members  
Hawaii Community Development Authority  
State of Hawaii  
Honolulu, Hawaii

HCDA Board Members:

**SUBJECT:** Shall the Authority Authorize the Land Transfer of Various HCDA Park Parcels, Remnant Roads, and the Children's Discovery Center in the Kakaako Community Development District to the City and County of Honolulu?

**SUMMARY:**

The HCDA is interested in transferring its park assets and road remnants throughout Kakaako to the City and County of Honolulu. This would not only drastically reduce HCDA expenditures, but would also cause the parks and subject roads to be more efficiently managed and maintained by the City's existing departments. The City is agreeable to the transfer, provided the HCDA continues to fund all park maintenance services until the end of fiscal year 2019 and assists in the transition.

**BACKGROUND:**

The HCDA developed Kewalo Basin Park, Kakaako Waterfront Park, and Gateway Park in 1990, 1992, and 1998; respectively. These 41 acres of park lands were intended to be transferred and dedicated to the City and County of Honolulu shortly after their development, as the HCDA was not created with a park management function. However, the transfer never occurred, and the HCDA has managed the parks through a series of contracts for the past two decades.

Initially, the HCDA contracted with the state Department of Land and Natural Resources to manage the Kakaako Makai Parks; however, the reduction in force eliminated those agreements in 2009. Since then, the HCDA has managed the maintenance of its parks through half a dozen contracts worth approximately \$640,000 annually. When factoring in utility payments for electricity and water/sewer, the total cost to operate and maintain HCDA's parks in Kakaako totals over \$1 million each year.

Some of these costs are offset by several revenue-generating parcels currently zoned for park use located in Kakaako Makai. These parcels include the following:

1. Ohe St. Parking Lot
2. Look Lab Lot
3. Wastewater Lot

Together, these parcels generate roughly \$17,000 monthly for the HCDA's asset management functions. However, this is still insufficient to sustain the expenditure of roughly \$83,000 monthly to maintain and manage the Kakaako Makai parks through HCDA's contracted vendors.

The Kakaako Makai parcels contemplated for transfer to the City are identified in Exhibits A and B. These parcels include all of HCDA's Kakaako Makai Parks, certain revenue generating parcels listed above, and the Children's Discovery Center.

In addition, the HCDA also intends to transfer 53 remnant road parcels throughout the Kakaako Community Development District. These remnants were acquired as the result of Community Improvement District Projects implemented by the HCDA over the past 20+ years. Three of the roads are located in Kakaako Makai (Ohe, Olomehani, and Ahui Streets). All others are located in Kakaako Mauka and include remnants as small as 23 square feet in size up to entire streets. These remnant parcels involve right-of-ways, shoulder areas, and remnant lands along property boundaries.

As the HCDA has never staffed a road or sidewalk maintenance department, the City and County of Honolulu has managed and maintained these remnant roads and parcels under their existing departments. A transfer of these remnants to the City will not have a noticeable impact on the general public, as the City would continue to maintain the remnant parcels. A summary and map of the remnant parcels are attached hereto as Exhibits C and D.

The HCDA and City previously executed an ROE for the maintenance of Ohe Street, Olomehani Street, and Ahui Street. The City continues to maintain these roads and sidewalks and enforce all City ordinances on these properties under the ROE.

Since the HCDA was also never created or intended to manage and maintain parks, the HCDA does not have a parks maintenance department, adequate staff, or resources to fulfill such a role. In contrast, the City has multiple departments with hundreds of employees possessing a wealth of skills to manage public resources.

The City and County of Honolulu's Department of Parks and Recreation oversees the management, maintenance, and operation of about 300 public parks across Oahu with a staff of 750 employees.

The City and County of Honolulu's Department of Enterprise Services is responsible for the rental of all city facilities and equipment, including the Blaisdell Center and Waikiki Shell. It also oversees the management of the Honolulu Zoo and municipal golf courses.

The City and County of Honolulu's Department of Facilities Maintenance maintains all city roads, streetlights, bridges, streams, city buildings and office facilities, city vehicles and heavy equipment, mechanical/ electrical/ electronic equipment for parks, and facilities for parks. This department also provides property management services and security for other City properties.

These three City departments easily possesses the requisite knowledge and experience to maintain and operate HCDA's parks and roadways in Kakaako Makai. Given their resources

and expertise, these City departments would also likely be able to lower costs and maintain and manage HCDA's parks and roads more efficiently.

In March 2018, the HCDA and the City discussed entering into a short-term Right of Entry agreement for the unencumbered park parcels. This ROE would give the City jurisdiction over the subject park parcels to allow City laws and rules to be enforced by the Honolulu Police Department. This ROE was executed between HCDA and the City in late April 2018.

On April 4, 2018, the HCDA board agreed to continue funding the maintenance and service contracts for the HCDA parks in Kakaako Makai until June 30, 2019 in the event the City assumes the management of these parks. This will allow adequate time for the City to seek funding and positions to maintain the parks starting in fiscal year 2020. The City has committed to ensuring the park properties are maintained as public park lands, as all lands would still be subject to HCDA's zoning regulations as part of the Kakaako Community Development District. No development would be allowed without the proper approvals, permits, and public hearings that the HCDA requires.

#### **ANALYSIS:**

The HCDA will continue collecting lease rent on the three revenue generating properties until June 30, 2019 to further offset the maintenance cost for the park properties. Upon the start of fiscal year 2020, all leases for revenue generating parcels will be transferred to the City, and the City will assume all maintenance contracts and management expenditures for the subject parcels.

The Governor and Mayor were instrumental in bringing all sides together to discuss the transfer of HCDA's Kakaako Makai park lands and road remnants. This transfer would relieve the HCDA of the fiscal burden of operating and maintaining the parks, and it would also benefit the people of Oahu, as the parks and roads would be more appropriately managed under the City and County of Honolulu.

The Ala Moana – Kakaako Neighborhood Board No. 11 met on April 24, 2018, and heard a presentation from HCDA on the proposed land transfer. A few members of the community expressed concerns with what the city was doing at Ala Moana Regional Park. Neighborhood Board members did not express concerns with the proposed land transfer.

The City has previously told the HCDA that the Department of Parks and Recreation will seek public input before making any material changes. The City has also committed to working with area stakeholders and community groups to ease the transition.

The actual land transfer is expected to take place in multiple stages. The first would involve the transfer of all parks in Kakaako Makai, Look Lab, Wastewater Lot, Ohe St. Parking Lot, plus Ohe, Olomehani, and Ahui Streets. A second transfer would involve the parcels in Kakaako Mauka, including Mother Waldron Park and all remaining remnant roads as noted in Exhibit E.

These remnant roads represent liabilities for the HCDA, as unlike the City, the HCDA does not have the staff or resources to properly maintain them. Transferring ownership of these road



remnants would not result in any noticeable change for the public, other than better maintenance of roads and sidewalks.

The HCDA Board has already approved a resolution to transfer these parcels to the city during the last two legislative sessions.

Honolulu City Council Resolution 18-91 was introduced by Councilmembers Carol Fukunaga and Ann Kobayashi on April 24, 2018, urging the City Administration to "include, as part of its negotiations and discussions with the Hawaii Community Development Authority ... the transfer of the parcel on which the Children's Discovery Center is located."

The resolution notes "the Council believes that the transfer of the CDC parcel (and its corresponding lease) to the City in conjunction with the Kakaako Makai Park lands, would enhance the City's ability to revitalize the Kakaako Makai area, and to facilitate an environment in which public resources and the fostering of educational activities for keiki and their families, and their extended families, would be more closely aligned."

While there is no current agreement on the CDC parcel, HCDA staff believes it is prudent to authorize the transfer should an agreement be reached in the future.

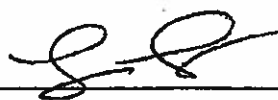
In summary, is in the public's best interest to facilitate the transfer of these parcels as quickly as possible.

#### **RECOMMENDATION**


HCDA staff recommends that the Board:

Authorize the Land Transfer of Various HCDA Park Parcels, Remnant Roads, and the Children's Discovery Center in the Kakaako Community Development District to the City and County of Honolulu.

Respectfully submitted,

  
\_\_\_\_\_  
Lindsey Doi  
Asset Manager

APPROVED FOR SUBMITTAL:

  
\_\_\_\_\_  
Garrett Kamemoto, Interim Executive Director  
Hawaii Community Development Authority

Attachments

**Exhibit A – Kakaako Makai Parcel Transfer Summary**

**Exhibit B – Kakaako Makai Parcel Transfer Map**

**Exhibit C – HCDA Remnant Roads Summary**

**Exhibit D - HCDA Remnant Roads Map**

**Exhibit E – Kakaako Mauka Parcel Transfer Summary**

**Exhibit F – City Council Resolution 18-91**

## **HCDA Kakaako Makai Land Transfer Parcels**

### **1. Kakaako Waterfront Park**

#### **a. Park and Parking Lot**

- i. TMK 1-2-1-060-008 and 1-2-1-060-029 (por.)
- ii. Address: 102 Ohe St.
- iii. Size: Approximately 25 acres
- iv. Encumbrance: None, public park and park parking

#### **b. Maintenance Shed**

- i. TMK: 1-2-1-060-008 (por.)
- ii. Address: 709 Kelikoi St., 100 Cooke St.
- iii. Size: 10,000 square feet
- iv. Encumbrance: Lease to DHS for Family Assessment Center until September 15, 2018 (18-month extension requested)

#### **c. Ohe St. Parking Lot**

- i. TMK: TMK: 1-2-1-060-030 (por.)
- ii. Address: 135 Ohe St.
- iii. Size: Approximately 12,000 square feet
- iv. Encumbrance: Short term ROE to JABSOM for parking until Aug. 31, 2018 (60-day termination clause)

#### **d. Look Lab Lot**

- i. TMK: 1-2-1-060-029 (por.)
- ii. Address: 98 Koula St., 40 Ahui St.
- iii. Size: Approximately 2 acres
- iv. Encumbrances: ROE with Reuse Hawaii for Look Lab Warehouse until April 12, 2018 (30-day termination clause)

#### **e. Wastewater Lot**

- i. TMK: 1-2-1-060-029 (por.)
- ii. Address: 98 Koula St.
- iii. Size: Approximately 2.2 acres
- iv. Encumbrances: ROE with Pasha Hawaii until Feb. 28, 2018 (with 60-day termination clause)

#### **f. Koula Stub**

- i. TMK: 1-2-1-060-029 (por.)
- ii. Address: 98 Koula St.
- iii. Size: Approximately 13,000 square feet
- iv. Encumbrances: None, private closed driveway

#### **g. Point Panic Parking Lot**

- i. TMK: 1-2-1-060-029 (por.)
- ii. Address: 40 Ahui St.
- iii. Size: Approximately 15,000 square feet
- iv. Encumbrances: None, public park parking

**h. Olomehani St. Parking Lot (Near Children's Discovery Center)**

- i. TMK: 1-2-1-060-25
- ii. Size: Approximately 21,500 square feet
- iii. Encumbrances, None, public park parking

**2. Kakaako Gateway Parks**

**a. Gateway Mauka Park**

- i. TMK: 1-2-1-059-026, 1-2-1-059-025, 1-2-1-059-024, 1-2-1-059-023
- ii. Approximately 2.1 acres
- iii. 747 Ala Moana Blvd., 240 Ohe St., 235 Cooke St., 742 Ilalo St.
- iv. Encumbrances: None, public park

**b. Gateway Makai Park and Kelikoi Parking Lot**

- i. TMK 1-2-1-060-007 (por.)
- ii. Address: 741 Ilalo St.
- iii. Approximately 3.3 acres
- iv. Encumbrances: None, public park

**3. Kewalo Basin Park**

**a. Park and Parking Lot**

- i. TMK: 1-2-1-058-137
- ii. Address: None, Kewalo Basin Harbor
- iii. Size: Approximately 4.3 acres
- iv. Encumbrances: None, public park and park parking

**b. Net Shed**

- i. TMK: 1-2-1-058-136
- ii. Address: None, Kewalo Basin Harbor
- iii. Size: Approximately 19,500 square feet
- iv. Encumbrances: Leased to Kupu until September 9, 2032 with two additional 10-year options to extend

**4. Kakaako Makai Roads**

**a. Ohe Street**

- i. Between Ilalo St. and Olomehani St.
- ii. Approximately 19,000 square feet

**b. Olomehani Street**

- i. Between Waterfront Park parking lot entrance and Ahui St.
- ii. Approximately 12,000 square feet

**c. Ahui Street**

- i. Between Ilalo St. and Point Panic
- ii. Approximately 30,000 square feet

**d. Ilalo Street medians (City already owns, but HCDA maintains)**

- l. Between Ala Moana Blvd. and Forrest Ave.

**5. Children's Discovery Center Parcel**

- **TMK: 1-2-1-060-017**
- **Address: 111 Ohe St.**
- **Size: Approximately 1.2 acres**
- **Encumbrances: Leased to Children's Discovery Center until June 1, 2036 with one additional 10-year option to extend**

Table I-1

## SUBJECT PARCEL SUMMARY

Subject Parcel ID [1]	Tax Map Key (Division 1)	Description	Type [2]	Area (Sq. Ft.)
1	2-1-29: 06	Portion of South & Pohukaina Streets	2	6,806
2	2-1-29: 07	Portion of South Street	2	1,595
3	2-1-30: 46	Portions of South & Halekauwila St.	2	640
4	2-1-30: 47	Portion of Pohukaina Street	2	4,380
5	2-1-30: 48	Portion of South Street	2	758
6	2-1-30: 49	Portions of South & Pohukaina Streets	2	4,586
7	2-1-31: 37	Portion of Halekauwila Street	2	23
8	2-1-31: 38	Portion of South Street	2	5,095
9	2-1-32: 25	Portions of Queen and South Streets	2	9,761
10	2-1-47: 09	Portion of South Street	2	1,450
11	2-1-48: 20	Portions of Cooke & Kawalahao St.	1	27,598
12	2-1-48: 21	Portion of South Street	2	5,049
13	2-1-49: 51	Corner of Cooke & Kawalahao Streets	2	86
14	2-1-49: 81	Portion of Queen Street	2	286
15	2-1-49: 83	Corner of Cooke St. & Kapiolani Blvd.	2	155
16	2-1-50: 66	Corner of Cooke & Ilaniwai Streets	2	86
17	2-1-50: 67 (Portion)	Portion of Halekauwila Street	1	18,614
18	2-1-50: 69	Portion of Cooke Street	2	235
19	2-1-50: Portion of Cooke & Queen Streets	Corner of Cooke & Queen Street	2	86
20	2-1-51: 03 (Portion)	Portion of Cooke & Pohukaina Streets	1	11,646
21	2-1-51: 14 (Portion)	Portion of Cooke Street	2	750
22	2-1-51: 19 (Portion)	Portions of Halekauwila & Cooke St.	1	7,207
23	2-1-51: 34	Portion of Coral Street	2	82
24	2-1-51: 36	Portion of Cooke Street	2	836
25	2-1-51: 37	Portion of Cooke Street	2	1,628
26	2-1-51: 40	Portion of Pohukaina Street	2	7,000
27	2-1-51: Portion of Lana Lane	Portion of Pohukaina Street	2	160
28	2-1-51: Por. of Lana Lane & Halekauwila St.	Portions of Halekauwila St. & Lana Ln.	2	400
29	2-1-52: 22 (Portion)	Portion of Halekauwila Street	1	37,261

Table I-1

## SUBJECT PARCEL SUMMARY

Subject Parcel ID [1]	Tax Map Key (Division 1)	Description	Type [2]	Area (Sq. Ft.)
30	2-1-52: 55	Portion of Cooke Street	2	1,520
31	2-1-53: 31	Portion of Cooke Street	2	4,892
32	2-1-54: 34	Portion of South & Auahi Streets	2	86
33	2-1-54: 35	Portion of South & Pohukaina Streets	2	86
34	2-1-54: 36	Portion of Cooke Street	2	707
35	2-1-55: 39	Portion of South & Auahi Streets	2	86
36	2-1-55: 40	Portion of Cooke Street	2	512
37	2-1-56: 12	Portion of Cooke Street	2	3,189
38	2-1-58: Portion of Ahul Street	Portion of Ahul Street	1	18,818
39	2-1-60: 4 (Por.), 6 (Por.), and Por. of Ahul St.	Portions of Ohe, Olomehane, & Ahul St.	1	141,483
40	2-3-03: 103	Portion of Kamakee Street	2	11,649
41	2-3-03: 87	Portion of Queen Street [3]	1	26,826
42	2-3-04: 29 (Portion)	Portion of Kamakee & Queen Streets	2	3,431
43	2-3-04: 74	Portion of Kamakee Street	2	8,075
44	2-3-04: 80 (Portion)	Portion of Walmanu Street	2	20,686
45	2-3-04: 80 (Portion), 2-3-06: 14 (Portion)	Portion of Queen Street	1	44,385
46	2-3-04: Portion of Kamakee Street	Portion of Kamakee Street	2	910
47	2-3-04: Portion of Kamakee Street	Portion of Kamakee Street	2	892
48	2-3-04: Portion of Kamakee Street	Portion of Kamakee Street	2	1,784
49	2-3-04: Portion of Kawalahao Street	Portion of Kawalahao Street	2	710
50	2-3-06: 16	Portion of Walmanu Street	2	9,507
51	2-3-06: 14 (Portion)	Portion of Walmanu Street	2	3,160
52	2-3-06: 15 (Portion)	Portion of Walmanu Street	2	9,194
53	2-3-07: Por. of Walmanu & Pensacola St.	Corner of Walmanu & Pensacola St.	2	86

[1] For appraisal purposes.

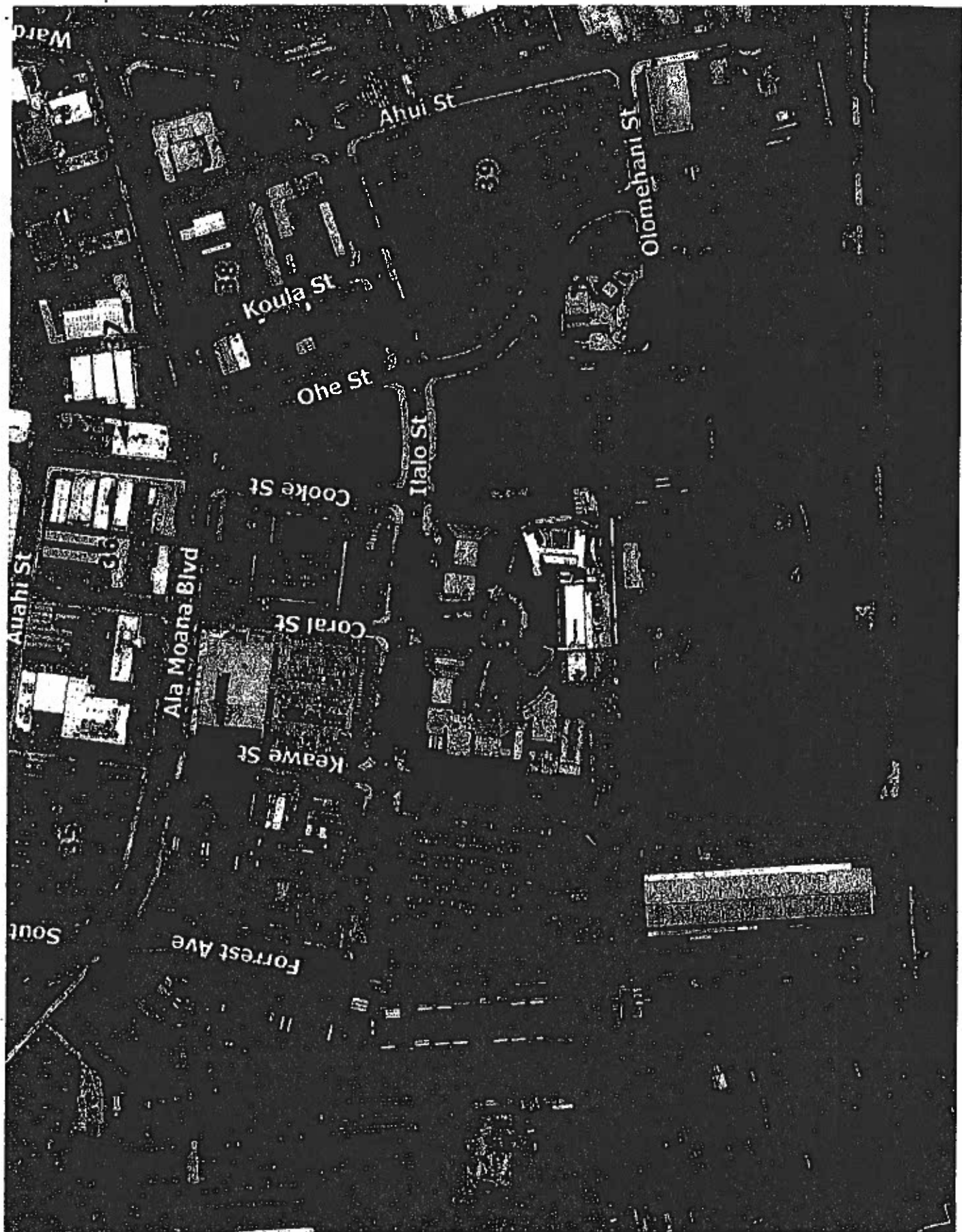
[2] Type 1 = roadways with street parking, Type 2 = roadways with no parking and remnant lands.

[3] Site area is an approximation.

Source: Tax map keys, description, Kakaako Improvement IDs, and lot areas based on Attachment A within the HCDA's Request for Quotes.









### **Kakaako Mauka Land Transfer Parcels**

#### **1. Mother Waldron Park**

##### **a. Portion of Park (includes Lana Lane)**

- i. TMK: 1-2-1-051-003
- ii. Address: 510 Cooke St.
- iii. Size: 1.5125 acres
- iv. Encumbrances: None, public park maintained by City

##### **b. Cooke Street extension remnant**

- i. TMK: 1-2-1-051-019
- ii. Address: 594 Cooke St.
- iii. Size: 8059 square feet
- iv. Encumbrances: None, public right of way maintained by City

#### **2. Road Remnants (see attached map)**

The 53 subject parcels involve right-of-ways or portions of right-of-ways and include roadways, road shoulder area (some of which can support street parking), and remnant lands along property boundaries. The subject parcels range in size from 23 square feet to 141,483 square feet and vary in shape. The subject parcels are improved with traditional right-of-way improvements including but not limited to: asphalt paving, concrete sidewalks and curbs, overhead street lights, traffic lights, parking meters, street signs, and underground utilities.



**CITY COUNCIL**  
CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

No. 18-91

**RESOLUTION**

URGING THE CITY ADMINISTRATION TO INCLUDE, AS PART OF ITS NEGOTIATIONS AND DISCUSSIONS WITH THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY REGARDING THE TRANSFER OF THE AUTHORITY'S PARK LANDS IN KAKAAKO MAKAI TO THE CITY, THE TRANSFER OF THE PARCEL ON WHICH THE HAWAII CHILDREN'S DISCOVERY CENTER IS LOCATED (IDENTIFIED AS TAX MAP KEY NO. 2-1-080: 017), AND THE CENTER'S CORRESPONDING LEASE.

WHEREAS, the Hawaii Community Development Authority ("HCDA") developed Kewalo Basin Park, Kakaako Waterfront Park, and the Gateway (Makai and Mauka) Parks (collectively as "Kakaako Makai Park lands") in 1990, 1992, and 1998, respectively; and

WHEREAS, the Kakaako Makai Park lands (approximately 41 acres) were intended to be transferred and dedicated to the City and County of Honolulu ("City") shortly after their development; and

WHEREAS, however, the transfer of the Kakaako Makai Park lands never occurred, and the HCDA has since managed the parks through a series of costly contracts; and

WHEREAS, in recent years, Oahu's growing homeless population has adversely affected the public's ability to enjoy the Kakaako Makai Park lands and has continued to burden the HCDA with costly repairs of the facilities and infrastructure therein; and

WHEREAS, the HCDA, however, was not intended to manage the Kakaako Makai Park lands for long-term public recreational, educational, and open space uses; and

WHEREAS, the City Administration, on the other hand, possesses the requisite knowledge and experience to maintain and manage the Kakaako Makai Park lands; and

WHEREAS, currently, the City Administration is in discussions/negotiations with the HCDA to transfer the Kakaako Makai Park lands to the City beginning in July of 2019; and

WHEREAS, the HCDA also leases a parcel (Identified as Tax Map Key No. 2-1-080: 017) that it owns, abutting Kakaako Waterfront Park and Gateway Makai Park, to the Hawaii Children's Discovery Center ("CDC"); and

WHEREAS, the CDC provides a world-class, interactive, participatory learning environment that has been described in the organization's website as follows:



**CITY COUNCIL**  
CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

No. 18-91

**RESOLUTION**

1. Designed to inspire the young and "young-at-heart" to new heights of learning and discovery; and
2. Encourages children to use their senses of touch, sight, hearing, and smell to gain a better understanding of the world around them; and

WHEREAS, since its establishment at this site in 1998, the CDC has pursued a mission of creating an inspiring environment with educational activities for Hawaii's families through numerous high-tech, interactive exhibits designed to help children develop a positive outlook and promote understanding of others in a multicultural society; and

WHEREAS, the CDC has served as a model for children's museums in other American communities and inspired Chinese philanthropist Niu Gensheng to create the Laoni Children's Discovery Museum in China to advance the informal learning model approach in Hawaii's Discovery Center into a network of children's museums being developed in China; and

WHEREAS, the Council believes that the transfer of the CDC parcel (and its corresponding lease) to the City, in conjunction with the Kakaako Makai Park lands, would enhance the City's ability to revitalize the Kakaako Makai area, and to facilitate an environment in which public resources and the fostering of educational activities for keiki and their families, and their extended families, would be more closely aligned; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that the City Administration is urged to include, as part of its negotiations and discussions with the Hawaii Community Development Authority regarding the transfer of the Authority's park lands in Kakaako Makai to the City, the transfer of the parcel on which the Hawaii Children's Discovery Center is located (identified as Tax Map Key No. 2-1-060: 017), and the Center's corresponding lease; and



**CITY COUNCIL**  
CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

No. 18-91

**RESOLUTION**

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to the Mayor, Managing Director, Director of Parks and Recreation, Director of Facility Maintenance, and Director of Enterprise Services.

INTRODUCED BY:

*Carol F. Johnson*  
*David R. Kamehaha*

DATE OF INTRODUCTION:

**APR 24 2018**

Honolulu, Hawaii

Councilmembers

**Exhibit B**

***Makai Park Parcels***

### ***Makai Park Parcels***

#### **Kakaako Waterfront Park:**

<b>Tax Map Key No.</b>	<b>Address</b>
TMK: 1-2-1-060-008	102 Ohe Street, 709 Kelikoi Street and 100 Cooke Street
TMK: 1-2-1-060-029	98 Koula Street, 40 Ahui Street
TMK: 1-2-1-060-030	135 Ohe Street
TMK: 1-2-1-060-25	No address; Olomehani Street parking lot

#### **Kakaako Gateway Mauka Park:**

<b>Tax Map Key No.</b>	<b>Address</b>
TMK: 1-2-1-059-023, -024, -025, -026	747 Ala Moana Blvd, 240 Ohe Street, 235 Cooke Street, and 742 Halo Street

#### **Kakaako Gateway Makai Park and and Kelikoi Parking Lot:**

<b>Tax Map Key No.</b>	<b>Address</b>
TMK 1-2-1-060-007 (por.)	741 Halo Street

#### **Kewalo Basin Park and Parking Lot:**

<b>Tax Map Key No.</b>	<b>Address</b>
TMK: 1-2-1-058- 136 and -137	Kewalo Basin Harbor



**Exhibit C**

***Mauka Park Parcels***

**Mauka Park Parcels**

**Mother Waldron Park and Lana Lane:**

Tax Map Key No.	Address
TMK: 1-2-1-051-003, 510; TMK: 1-2-1-051-019, 594	Cooke Street, including the Cooke Street extension remnant

**Exhibit D**

***Mauka Roadway Parcels***

***Mauka Roadway Parcels located mauka of Ala Moana Boulevard***

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42	2-3-04: 29 (Portion)	Portion of Kamakee & Queen Streets	2	3,431
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48	2-3-04: Portion of Kamakee Street	Portion of Kamakee Street	2	1,784
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52	2-3-06: 15 (Portion)	Portion of Waimanu Street	2	9,194
53	2-3-07: Por. of Waimanu & Pensacola St.	Corner of Waimanu & Pensacola Streets	2	86

CITY COUNCIL  
CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII  
C E R T I F I C A T E

RESOLUTION 18-149, CD1

Introduced: 07/05/18 By: ERNEST MARTIN – BY REQUEST Committee: PUBLIC WORKS,  
INFRASTRUCTURE AND  
SUSTAINABILITY

Title: RESOLUTION AUTHORIZING ACCEPTANCE OF THE DEDICATION AND TRANSFER OF VARIOUS PARCELS AND  
REMNANT ROADWAYS FROM THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY IN THE KAKAOKO COMMUNITY  
DEVELOPMENT DISTRICT TO THE CITY AND COUNTY OF HONOLULU.

Voting Legend: \* = Aye w/Reservations

08/29/18	PUBLIC WORKS, INFRASTRUCTURE AND SUSTAINABILITY	RESOLUTION POSTPONED IN COMMITTEE.
09/19/18	PUBLIC WORKS, INFRASTRUCTURE AND SUSTAINABILITY	RESOLUTION POSTPONED IN COMMITTEE.
11/28/18	PUBLIC WORKS, INFRASTRUCTURE AND SUSTAINABILITY	CR-402 – RESOLUTION REPORTED OUT OF COMMITTEE FOR ADOPTION AS AMENDED IN CD1 FORM.
12/05/18	COUNCIL	CR-402 AND RESOLUTION 18-149, CD1 AS AMENDED WERE ADOPTED. 8 AYES: ELEFANTE, FUKUNAGA, KOBAYASHI, MANAHAN, MARTIN, MENOR, OZAWA, PINE. 1 ABSENT: ANDERSON.

I hereby certify that the above is a true record of action by the Council of the City and County of Honolulu on this RESOLUTION.

  
GLEN I. TAKAHASHI, CITY CLERK

  
ERNEST Y. MARTIN, CHAIR AND PRESIDING OFFICER